

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111



38 Chauncy Street, Suite 600 | Boston, MA 02111
T: 617.338.9484 | F: 617.338.9422

on-site-insight.com



George Washington Carver

CHFA #85130D

New London Housing Authority
New London, CT

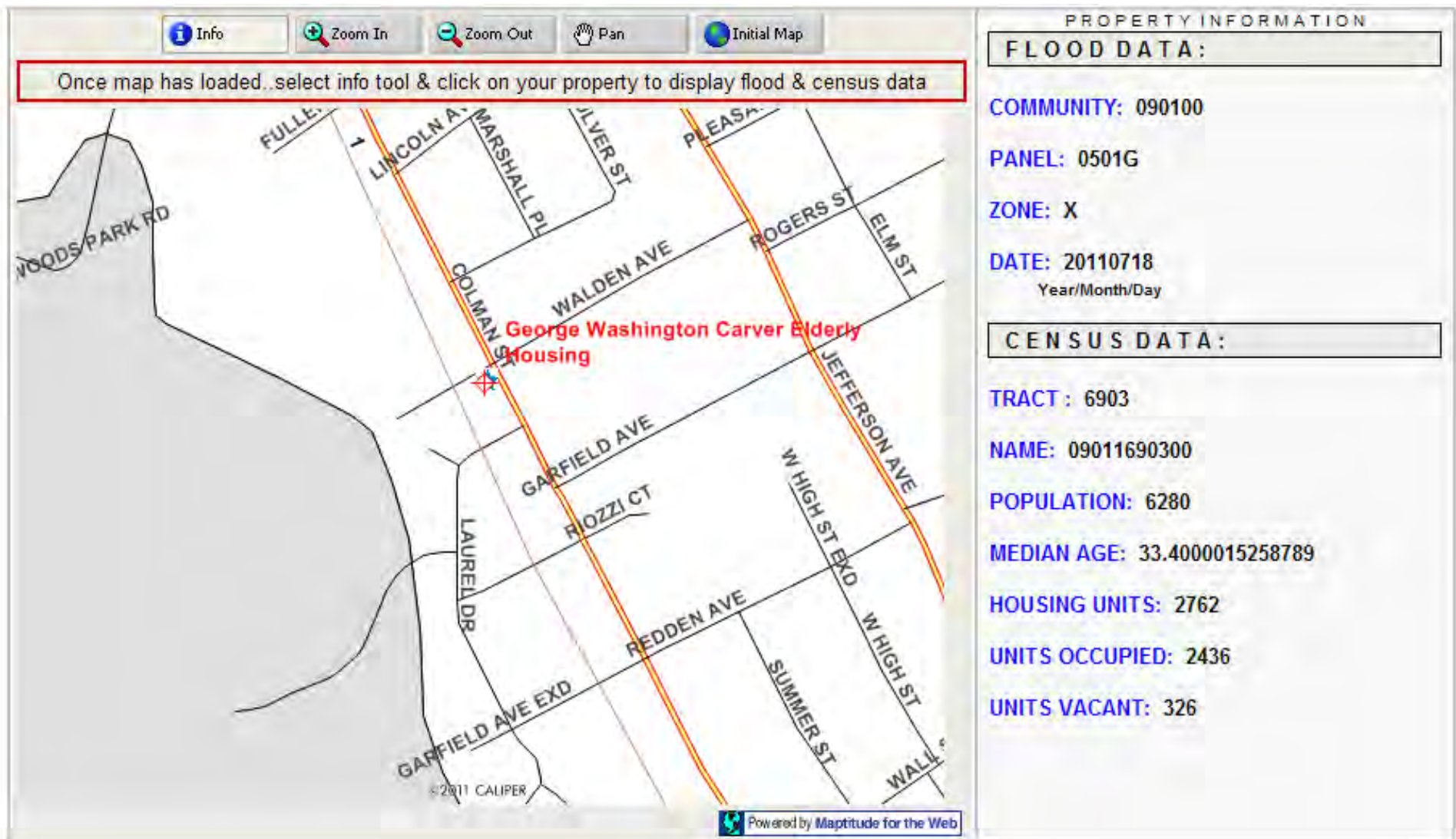
June 12, 2013

Final Report



George Washington Carver

202 Coleman Street
New London, CT 06320



George Washington Carver

202 Coleman Street
New London, CT 06320

Zone X = Outside the 500-year floodplain and
Outside the 1% and 0.2% annual chance floodplains

Executive Summary

George Washington Carver

New London, CT

George Washington Carver is an 11-story senior housing high-rise constructed in 1972 with 21 one-bedroom units and 109 efficiency units constructed. Attached to the tower at the ground floor is a 1-story community center with a large community room, small warming kitchen, laundry, and restrooms. The masonry bearing wall building has a brick exterior and ballasted EPDM roofs. The building has common balconies off of the elevator lobby on each floor and no unit balconies. Two traction elevators are provided. The building has egress stairs at each end of a central corridor that runs the length of each floor and is fully-sprinklered. The building pre-dates the ADA, and there are no accessible units. There are 40 on-site parking spaces, including 7 designated as accessible plus 14 or so on street spaces on Walden Avenue.

The capital improvements since 1972 have included select asphalt paving, new EPDM roofing in 1987, sprinkler and FACP upgrade in 1992, new generator in 1993, and replacement of the traction elevator drive systems in 2010. There is a program underway to replace the vinyl flooring and paint the walls in the common corridors and public spaces. To date the corridor walls on floors 1 through 11 have been painted and the vinyl flooring replaced on floors 1 through 7. There are several building systems that are obsolete and no longer manufactured or readily available including the electric ceramic infrared radiant heat panels in all of the units and the main electric service breaker fuses. There are also reports of fires at the electric panels and thermostats in the units. The windows, exterior doors, elevator finishes, fire alarm system, intercom, sprinklers, unit electric panels, thermostats, receptacles, and domestic water piping are all original and have only been repaired or replaced as needed. The finishes in the 130 units and community center have also only been addressed as needed.

Overall the development is in poor to fair condition. The attached capital needs worksheets show the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital, both of which were understood by On-Site Insight to be nominal or underfunded at the time this report was prepared.

Key findings identified by this assessment of George Washington Carver include the following:

- Asphalt paving at the drive and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at drives and parking is shown to be overlaid and new curb stops provided in Year 1.
- Aluminum fencing and chain link fencing are shown to be replaced in Year 1.
- Concrete walks are shown to be replaced mid-term and elimination of trip hazards and accessible route upgrades are shown in Year 1.
- New windows with air conditioner sleeves and new service doors are shown in Year 1.
- Clean/repair/replace/caulk brick and concrete window sills are shown periodically over the term.
- Replacement of sliding glass doors, concrete balcony repairs, and new guardrails are shown in Year 1.
- New EPDM roofing system is shown early in the plan based on EUL and condition.
- Floor/wall/ceiling finishes in the vestibule, elevator lobby, community room, kitchen, and hall are shown based on EUL and condition.
- Replacement of trash chute doors and new areas of rescue assistance on all floors are shown in Year 1.
- Floor/wall/ceiling finishes in the common hallways, stairs and stairways are shown based on EUL and condition.
- Unit doors and transom windows, egress stair sub-floor, and handrails are shown to be repaired/refinished in Year 1.
- Floor/wall/ceiling finishes in the common laundry and common restrooms are shown in Year 1 and over the plan based on condition.
- A new Type A accessible common restroom with new fixtures, accessories, lights, and exhaust fans are shown in Year 1.

- Domestic hot water boilers are shown to be replaced early in the plan and the heating hot water storage tanks mid and late in the plan.
- Sprinkler and domestic hot water piping repairs are shown periodically over the plan and emergency generator replaced late in the plan.
- Upgrades to building fire alarm, security system, intercom, and elevator finishes, and new call-for-aids are shown in Year 1.
- Conversion of 26 efficiency units into 13 Type A one-bedroom units is shown in Year 1.
- Living area and bedroom floor/wall/ceiling finishes are shown over the plan, and hung and bi-fold doors mid-plan based on condition.
- Bathroom finishes, fixtures, accessories, lights, and exhaust fans are shown to be replaced in Year 1 based on EUL and condition.
- Kitchen finishes, appliances, cabinets, counters, and sinks are shown to be replaced in Year 1 based on EUL and condition.
- New smoke detectors, electric panels, outlets, GFCI outlets, and thermostats are shown to be replaced in Year 1 based on condition.
- Repair and replacement of electric ceramic infrared radiant heat panels is shown periodically over the plan.
- Cleaning kitchen and bathroom exhaust fans and ductwork is shown in Year 1 based on condition.

Additional Notes:

1. The Physical Assessment of the property was conducted on Monday, May 20th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Typical cracking and sub-base failure at Asphalt parking lot in front of building.



Typical cracking and sub-base failure.



Trip hazards at asphalt walks and stoops at service doors are shown to be eliminated in Year 1.



Typical cracking and sub-base failure at asphalt drive to asphalt drying yards and concrete dumpster pad.



Emergency generator is shown to be replaced mid-plan.



CMU screen wall at dumpster pad and drying yard is shown to be replaced early in the plan.



Historic efflorescence at brick panel below each concrete window sill indicates moisture penetration into the wall at the sills.



Deteriorated concrete sills at windows are shown to be repaired early in the plan.



Severe efflorescence at window head where weeps appear to have been caulked closed.



It appears sections of caulk were subsequently removed at entire stacks of windows to allow for the wall to drain as designed.



Typical failure at concrete corner at balconies is shown to be repaired.



Flashing failure is cause of active leak below.



Typical step cracking and other brick failures at several select locations are shown to be repaired.



Community Room.



Typical common hallway on floors 1 through 7. Domestic water piping failure is cause of active leak and is shown to be repaired over the term at select locations.



Domestic hot water boilers serving the entire building are failing and shown to be replaced in Year 1.



Original fuse panels are obsolete and scheduled for replacement.



Typical living room in 1-bedroom units.



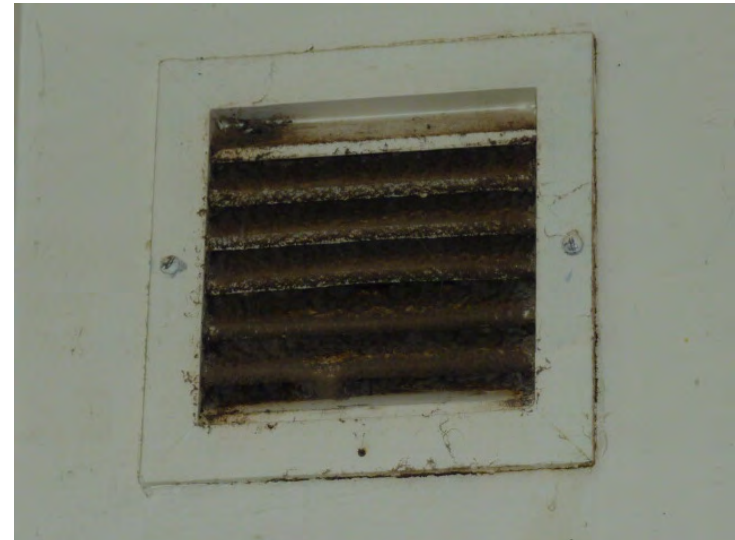
Typical bedroom in 1-bedroom units.



Typical bathroom in all efficiency and 1-bedroom units.



Typical kitchen in all efficiency and 1-bedroom units.



Bathroom and kitchen grilles and ductwork are shown to be cleaned in Year 1.



Replacement and repair of electric ceramic infrared heating panels is shown periodically over the term.



Stab-Lok electric panels and original thermostats are shown to be replaced immediately.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$0
Annual Replacement Reserve Contribution:	\$0
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	92,947	0	0	0	0	7,859	0	0	0	5,708	9,111	0	0	0	0	17,433	0	0	11,542	0	0
2	Building Exterior	0	81,050	396,645	0	0	0	0	28,715	0	0	0	0	33,289	0	0	0	0	38,591	0	0	34,049	0	0
3	Roofing	0	0	0	0	0	0	63,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	9,600	0	0	0	0	0	0	629	0	8,227	0	0	55,324	0	0	14,956	0	845	0	0	0
5	Community Room	0	0	3,109	0	13,711	0	0	13,190	0	0	0	0	0	0	12,546	0	0	4,844	0	0	0	0	0
6	Common Hallways	0	0	30,857	0	0	0	0	0	0	0	0	0	0	0	64,514	0	0	40,284	0	0	0	0	0
7	Common Stairways	0	10,000	90,521	0	0	0	0	0	0	0	0	0	15,834	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	1,386	0	0	0	0	0	0	0	0	0	894	0	0	0	0	1,123	0	0	0	0	0
9	Common Area Restrooms	0	25,000	11,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,810	0	0	0	0	0
10	Building Boilers	0	0	196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	30,000	0	0	0	0	34,778	21,493	0	0	0	40,317	0	0	0	0	46,739	0	0	30,644	0	0
12	Building Electrical	0	255,625	0	0	0	0	45,020	0	0	0	0	0	100,794	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	455,000	40,040	0	0	0	0	105,623	0	0	0	76,969	0	0	0	0	0	204,330	0	0	0	0	0
16	Unit Kitchens	0	0	499,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164,958	0	0	0	0	0
17	Unit Bathrooms	0	0	592,379	0	0	0	0	0	0	0	0	0	26,863	0	0	0	0	40,507	0	0	0	0	0
18	Unit Electrical	107,219	49,459	12,972	0	0	0	0	15,038	0	0	0	0	55,990	0	0	0	0	20,210	0	0	0	0	0
19	Unit Mechanical	0	158,000	20,000	0	0	0	0	23,185	0	0	0	0	26,878	0	0	0	0	31,159	0	0	0	0	0
20	Annual Planned Expenditures	107,219	1,064,134	2,027,779	0	13,711	0	108,133	228,390	21,493	629	0	90,904	309,971	0	132,384	0	0	629,944	0	845	76,234	0	0
21	Annual Provision (indexed at 3%)			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22	Outside Capital			5,500,000																				
23	Cumulative Reserve Balance	(107,219)	(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231	

Site Improvements

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

George Washington Carver • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Glass Doors (Sliders)					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Exterior Walls - Masonry					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Exterior Walls - EIFS					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ext. Walls - Vinyl Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ext. Walls - Wood Siding					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Windows					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Exterior Soffits and Fascia					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Caulking					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Balconies / Decks					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Railings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Clean/Repair/Caulk Brick and Concrete Window Sills	99,082		41	50	2013					24,770	0	0	0	0	28,715	0	0	0	0	33,289	0	0	0	0	38,591	0	0	0	0					
18	New Aluminum Windows	324,324		41	30	2013					324,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	New Building Service Doors	9,801		41	30	2013					9,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
20	Replace Building Entrance Vestibule and Doors	20,000		2	20	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34,049	0					
21	Replace Sliding Balcony Doors	46,050		41	30	2013			4	46,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	Balcony Repairs and New Guardrails	35,000		41	20	2013			4	35,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23	New Air Conditioner Sleeves	37,750		41	30	2013					37,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		81,050	396,645	0	0	0	0	28,715	0	0	0	0	33,289	0	0	0	0	38,591	0	0	34,049	0	0				
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Comprehensive Capital Needs Assessment Schedule

Roofing

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Replace EPDM Membrane/Roofing System	56,075		26	30	2017				0	0	0	0	63,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	63,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Lobby / Mail Area

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

George Washington Carver • Capital Needs Assessment • © On-Site Insight

Comprehensive Capital Needs Assessment Schedule

Community Room

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor	2,520		18	15	2013				2,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,926	0	0	0	0					
2	Kitchen Cabinets / Sink	12,150		18	20	2015				0	0	12,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Refrigerator	2,010		10	15	2018				0	0	0	0	0	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Range	1,305		10	15	2018				0	0	0	0	0	1,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Painting - Walls	774		8	10	2015				0	0	821	0	0	0	0	0	0	0	0	0	0	0	1,103	0	0	0	0	0	0	0				
8	Range Hood	843		10	15	2018				0	0	0	0	0	977	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	Other					2013				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
18	Community Room Vinyl Flooring	7,220		10	15	2018				0	0	0	0	0	8,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
19	Community Room Painting Walls and New ACT Ceiling	4,542		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	0	6,476	0	0	0	0	0	0	0					
20	Kitchen Vinyl Flooring	650		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	0	927	0	0	0	0	0	0	0					
21	Kitchen Painting Walls and New ACT Ceiling	589		15	15	2013				589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	918	0	0	0	0					
22	Community Room Hallway Vinyl Flooring	1,505		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	0	2,146	0	0	0	0	0	0	0					
23	Community Room Hallway Painting Walls/New ACT Ceiling	1,329		3	15	2025				0	0	0	0	0	0	0	0	0	0	0	0	0	1,894	0	0	0	0	0	0	0					
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	3,109	0	13,711	0	0	13,190	0	0	0	0	0	0	12,546	0	0	4,844	0	0	0	0	0				
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Common Hallways

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

George Washington Carver • Capital Needs Assessment • © On-Site Insight

Common Stairways

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls	238		41	15	2013				238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	371	0	0	0	0					
2	Ceilings	82		41	15	2013				82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128	0	0	0	0					
3	Floors	665		41	10	2013				665	0	0	0	0	0	0	0	0	0	894	0	0	0	0	0	0	0	0	0	0					
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Lighting Fixtures	400		41	15	2013				400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	623	0	0	0	0					
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	1,386	0	0	0	0	0	0	0	0	0	894	0	0	0	0	1,123	0	0	0	0	0				
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Common Area Restrooms

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Boilers

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Domestic Hot Water Boilers	196,000		41	25	2013				196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	196,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Building Fire Suppression					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Building Heating Distribution					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Domestic Hot / Cold Water Dist.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Building Sanitary Waste & Vent.					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Make-Up Air Unit					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ventilation & Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Air Handling Units					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Domestic Hot Water Storage Tanks	18,000		6	12	2019				0	0	0	0	0	0	21,493	0	0	0	0	0	0	0	0	0	0	0	30,644	0						
18	Sprinkler Repairs	32,000		41	50	2013				8,000	0	0	0	0	9,274	0	0	0	0	10,751	0	0	0	0	12,464	0	0	0	0						
19	Domestic Hot Water Piping Repairs	88,000		41	50	2013				22,000	0	0	0	0	25,504	0	0	0	0	29,566	0	0	0	0	34,275	0	0	0	0						
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	30,000	0	0	0	0	34,778	21,493	0	0	0	40,317	0	0	0	0	46,739	0	0	30,644	0	0				
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Building Electrical

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Finishes Upgrade	30,000		41	20	2013		4	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						(107,219)	(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231							

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Unit Living

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Interior Stairs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	AC Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Electrical Outlets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Bedroom/Living Area Vinyl Flooring	40,040		41	15	2013				40,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62,381	0	0	0	0					
18	Bedroom/Living Area Painting Walls and Ceiling	91,111		varies	10	2018				0	0	0	0	0	105,623	0	0	0	0	0	0	0	0	0	0	141,949	0	0	0	0					
19	Closet Bi-pass Doors	42,380		41	50	2022				0	0	0	0	0	0	0	0	55,296	0	0	0	0	0	0	0	0	0	0	0						
20	Bathroom/Bedroom Hung Doors	16,610		41	50	2022				0	0	0	0	0	0	0	0	21,672	0	0	0	0	0	0	0	0	0	0	0						
21	Conversion of 26 Efficiencies Into 13 Type A 1-Bedroom Units	455,000		1	1	2013			4	455,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	455,000	40,040	0	0	0	0	0	105,623	0	0	0	76,969	0	0	0	0	0	204,330	0	0	0	0	0					
28	Cumulative Reserve Balance						(107,219)	(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231							

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Cabinets					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Countertops					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Kitchen Exhaust Fan					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	GFI Outlet					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Vent Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Refrigerators					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Stove					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Range					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Dishwasher					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Vinyl Floors	26,000		varies	15	2013			18,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29,259	0	0	0	0							
18	Refrigerators	87,100		varies	15	2013			87,100	0	0	0	0	0	0	0	0	0	0	0	0	0	135,699	0	0	0	0								
19	Cabinets/Countertop/Sink	292,500		41	25	2013			292,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Range	65,000		varies	20	2013			65,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Rangehood	36,530		varies	20	2013			36,530	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	499,910	0	0	0	0	0	0	0	0	0	0	0	0	0	164,958	0	0	0	0	0							
28	Cumulative Reserve Balance						(107,219)	(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Emergency Call System					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Electrical Panel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Smoke Detectors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Intercom					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
18	Smoke Detectors	28,690		varies	10	2013			4	28,690	0	0	0	0	0	0	0	0	0	38,557	0	0	0	0	0	0	0	0	0	0	0				
19	Replace Stab-Lok Electric Panels	102,700		41	1	2013	D	102,700			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
20	Install GFCI Outlet at Kitchen Counter	16,250		1	1	2013			4	16,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
21	Replace Thermostats	4,519		varies	25	2013	D	4,519		4,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
22	Replace Electric Outlets	51,885		41	50	2013					12,972	0	0	0	0	0	15,038	0	0	0	0	17,433	0	0	0	0	20,210	0	0	0	0				
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							107,219		49,459	12,972	0	0	0	0	15,038	0	0	0	0	55,990	0	0	0	0	20,210	0	0	0	0	0	0			
28	Cumulative Reserve Balance							(107,219)		(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231					

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	New London Housing Authority
Project Name:	George Washington Carver
Project City / Town:	New London

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	May 22, 2013

Number of Units:	130
Total Square Feet:	76,687
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Radiators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Unit Temperature Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Air Conditioning Unit / Sleeve					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Replace/Repair Ceramic Infrared Panels	80,000		1	1	2013		4	80,000	20,000	0	0	0	0	23,185	0	0	0	0	26,878	0	0	0	0	31,159	0	0	0	0						
18	Clean Kitchen and Bathroom Exhaust Fans and Ductwork	78,000		1	1	2013		4	78,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	158,000	20,000	0	0	0	0	23,185	0	0	0	0	26,878	0	0	0	0	31,159	0	0	0	0	0						
28	Cumulative Reserve Balance						(107,219)	(1,171,353)	2,300,868	2,300,868	2,287,157	2,287,157	2,179,024	1,950,635	1,929,142	1,928,513	1,928,513	1,837,609	1,527,638	1,527,638	1,395,254	1,395,254	1,395,254	765,310	765,310	764,465	688,231	688,231							

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.